



Smiths
your property experts

Cedar Road

Loughborough

- Fabulous and extended 1930s semi-detached home
- Lovingly improved by the current owners
- Refitted kitchen with a bespoke range of oak fronted units
- Sitting room with a large bay window and a gas fire
- Three well-proportioned bedrooms and a bathroom
- Block paved driveway providing ample off-road parking
- Established and private West-facing gardens
- Timber workshop/shed with a decked veranda

General Description

Smiths Property Experts offer to market this fabulous 1930s bay-fronted three-bedroom extended semi-detached home, occupying a cul-de-sac position on the outskirts of Loughborough.

The property has undergone a scheme of improvements during the current ownership, including rewiring, a replacement boiler, and replacement UPVC double-glazed windows, soffits, and fascias, which have been tastefully done to retain much of the original external character. Additionally, the property has a fabulous bespoke kitchen with oak units and a refitted bathroom with a separate WC.

The rear gardens are mature and West-facing, featuring a patio and workshop. The driveway to the front of the property provides ample parking.





The Property

The property offers extended accommodation arranged over two floors and benefits from gas central heating and uPVC double glazing. The accommodation comprises an entrance porch leading into the hallway, featuring original parquet flooring, a utility room off to one side, stairs to the first floor, and doors to the ground floor rooms. The kitchen has been refitted with a superb range of bespoke, oak-fronted units featuring integrated appliances, including an oven, combination microwave, warming drawer, and an induction hob with an extractor.

The dining room has a bay window to the front and a gas fire with a handmade mantel and surround. The sitting room has been extended to the rear to provide a fabulous entertaining space, featuring French doors that open onto the garden. It also boasts a gas fire with a handmade wooden mantle and surround. On the first floor, there are three bedrooms, two of which are doubles. The bathroom has been stylishly refitted with a white suite comprising a bath with a shower over, a wash hand basin, and an airing cupboard. Conveniently, the WC is separate. There is a boarded loft space with a skylight window, ideal for storage or a hobby space.



The Outside

There is a block-paved driveway to the front of the property providing parking, with a side gate providing access to the rear. The rear garden boasts a lovely private aspect, featuring a patio seating area, a shaped lawn, and well-established and stocked flower borders. There is a timber workshop/shed with a decked veranda and fencing to all boundaries.



The Location

The property occupies a cul-de-sac position on the outskirts of Loughborough, just off the Leicester Road and is within easy walking distance of Loughborough town centre. The town offers a range of shopping facilities, supermarkets, and amenities. There is a train station with direct lines to Nottingham, Leicester, and London St Pancras. The A6 road network provides convenient vehicular access to Leicester.

Property Information

EPC Rating: D.

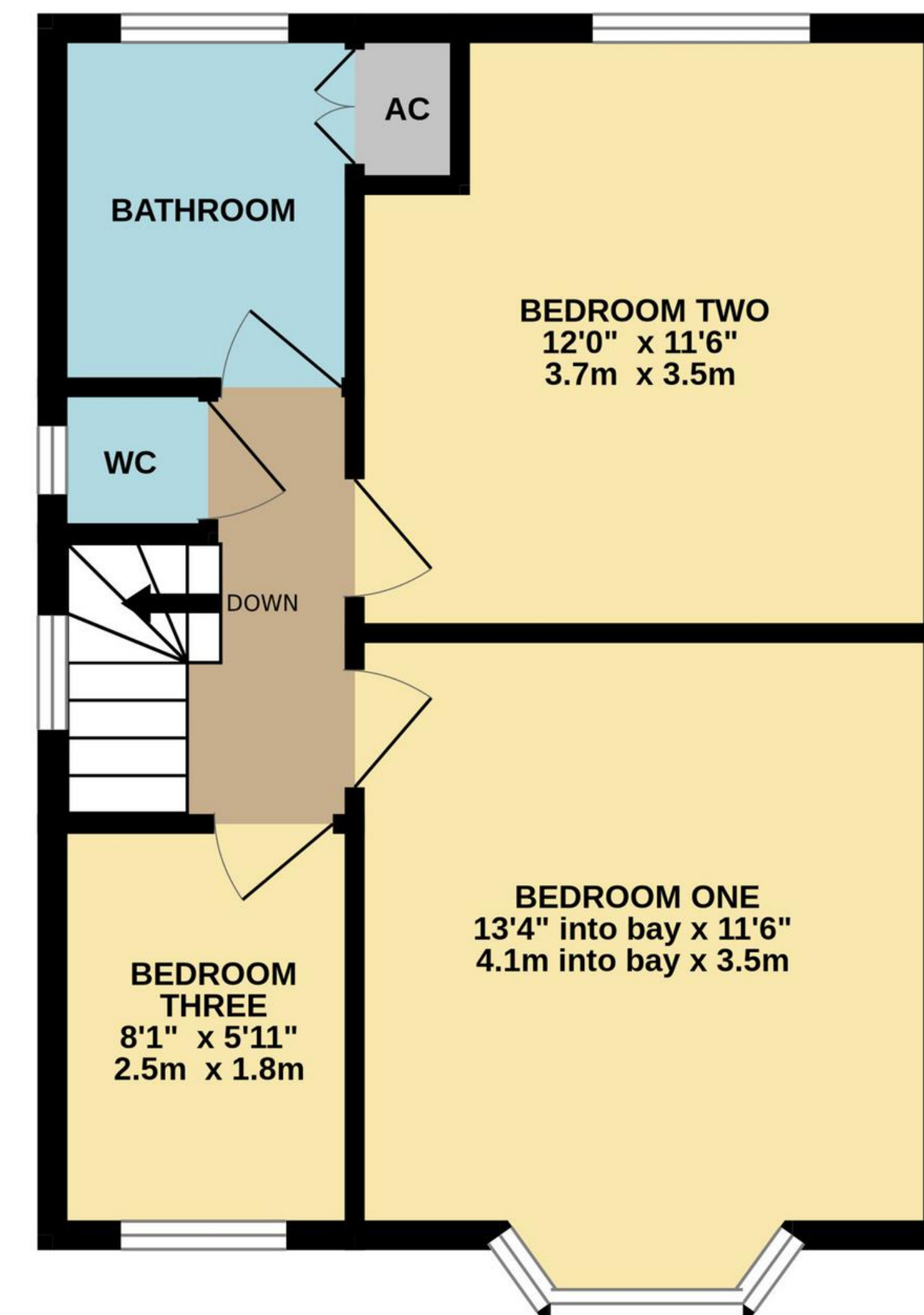
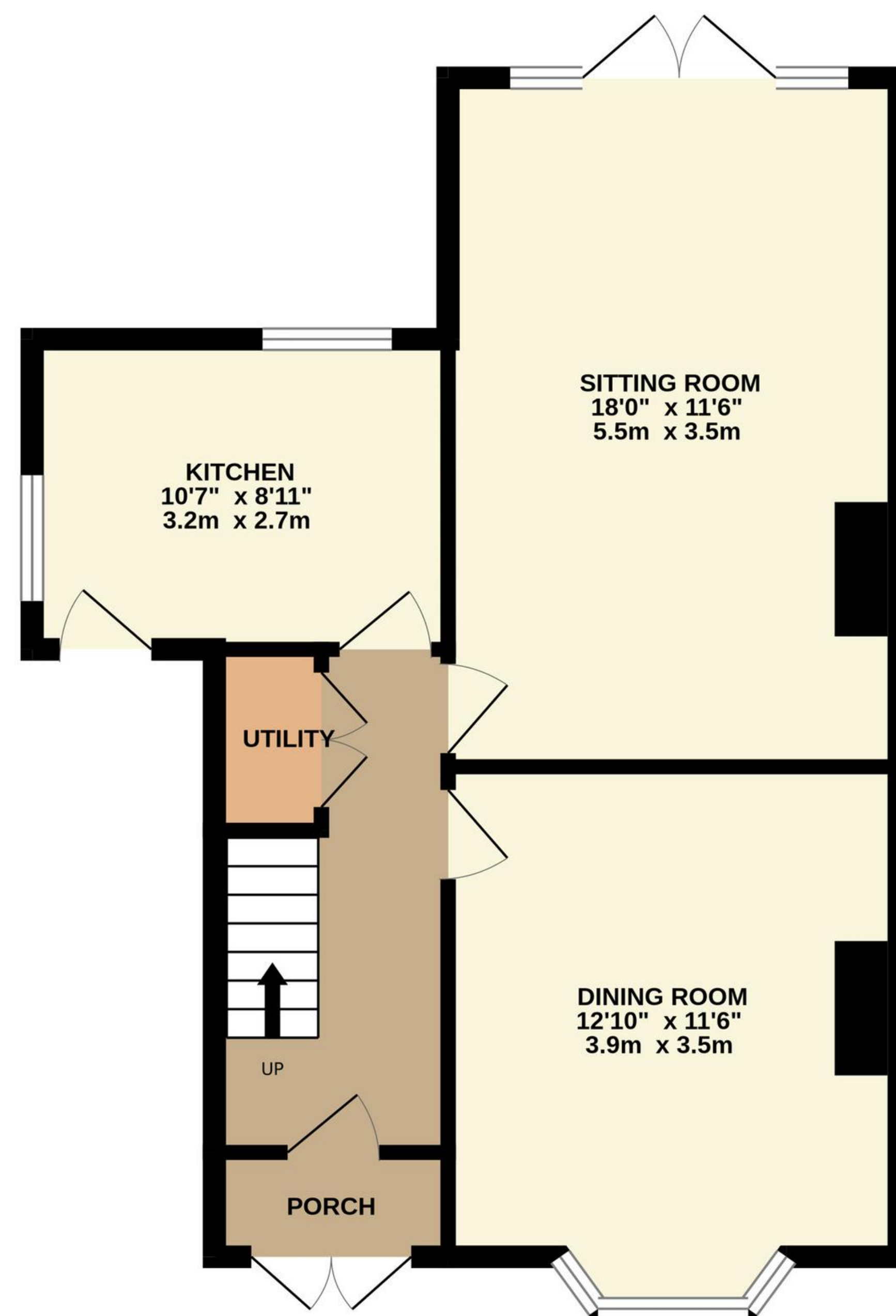
Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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